108.0	0001	0014.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 829,100 / 829,100
					USE VALUE: 829,100 / 829,100
					ASSESSED: 829,100 / 829,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
342		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRIEDMAN RICHARD B & SISSIE
Owner 2:	
Owner 3:	
Street 1:	342 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRIEDMAN RICHARD & FRANCES -
Owner 2:	-
Street 1:	342 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,627 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 1764 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7627.000	374,900		454,200	829,100
Total Card	0.175	374,900		454,200	829,100
Total Parcel	0.175	374,900		454,200	829,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.01 | /Parcel: 470.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68839
GIS Ref
GIS Ref
Insp Date 10/26/18

!8462!

PREVIOUS ASSESSMENT

Parcel ID 108.0-0001-0014.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	374,900	0	7,627.	454,200	829,100	829,100	Year End Roll	12/18/2019
2019	101	FV	277,200	0	7,627.	460,700	737,900	737,900	Year End Roll	1/3/2019
2018	101	FV	277,200	0	7,627.	343,900	621,100	621,100	Year End Roll	12/20/2017
2017	101	FV	277,200	0	7,627.	311,400	588,600	588,600	Year End Roll	1/3/2017
2016	101	FV	277,200	0	7,627.	298,500	575,700	575,700	Year End	1/4/2016
2015	101	FV	267,000	0	7,627.	253,000	520,000	520,000	Year End Roll	12/11/2014
2014	101	FV	267,000	0	7,627.	240,100	507,100	507,100	Year End Roll	12/16/2013
2013	101	FV	267,000	0	7,627.	228,400	495,400	495,400		12/13/2012

PRINT

Date	Time
12/10/20	23:02:12

LAST REV

Date	Time
09/06/19	13:12:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8462

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRIEDMAN RICHAR	58778-106		3/28/2012	Convenience	1	No	No		
CARON LORRAINE	30522-294		8/9/1999		362,500	No	No		
CARON LORRAINE	21884-380		3/27/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2006	646	Redo Kit	18,000	C		G8	GR FY08	
12/6/2000	937	Redo Bat	10,000	C				REDO BATH-FAMILY R

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	Meas/Inspect	HS	Hanne S
4/18/2009	Inspected	372	PATRIOT
4/6/2009	Measured	197	PATRIOT
6/19/2000	MLS		
11/29/1999	Mailer Sent		
10/26/1999	Measured	256	PATRIOT
8/19/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68839
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7627		Sq. Ft.	Site		0	70.	0.85	5									454,170						454,200	

Total AC/HA: 0.17509 | Total SF/SM: 7627 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 454,170 | Spl Credit | Total: 454,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24523807
Const Adj.:	0.99940491
Adj $ / SQ:	168.007
Other Features:	101869
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460585
Depreciation:	85669
Depreciated Total:	374916

COMMENTS

HALF BATH IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

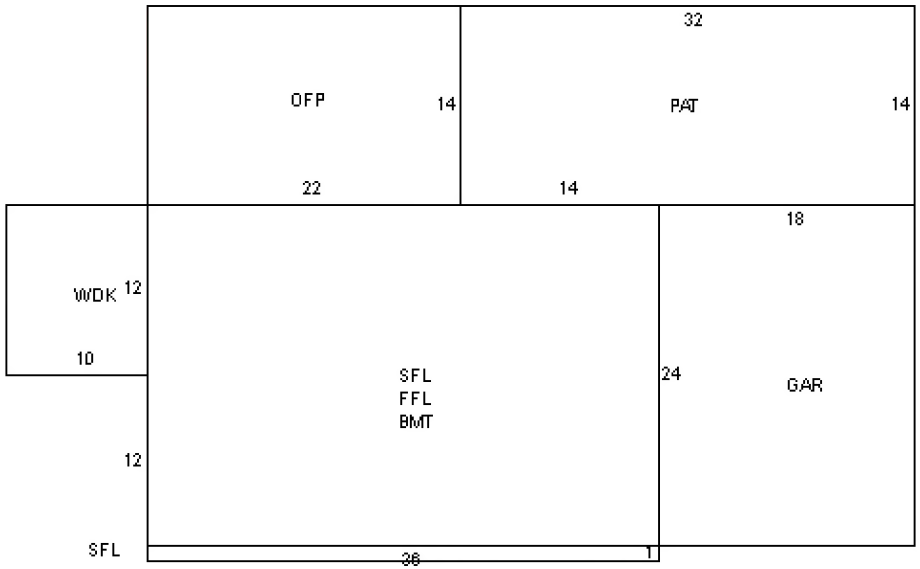
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.01
Special Features:	0	Val/Su Net:	95.25
Final Total:	374900	Val/Su SzAd	212.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	900	168.010	151,206
BMT	Basement	864	50.400	43,547
FFL	First Floor	864	168.010	145,158
PAT	Patio	448	3.090	1,382
GAR	Garage	432	20.770	8,975
OFP	Open Porch	308	21.840	6,728
WDK	Deck	120	14.320	1,719
	Net Sketched Area:	3,936	Total:	358,715
Size Ad	1764	Gross Are	3936	FinArea 1764

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

108.0-0001-0014.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: